

MORTGAGE FORECLOSURE ASSIGNEE'S SALE

OF NEWLY COMPLETED DWELLING IN MIDDLETOWN HEIGHTS

By virtue of the power of sale contained in a mortgage from Eugene M. Smith to Myersville Savings Bank, dated November 28, 1980, and recorded among the Land Records of Frederick County, Maryland in Book 1133, page 458, which mortgage is now in default, the undersigned Assignee will offer for sale at the Court House door in Frederick, Maryland, on:

WEDNESDAY, APRIL 7, 1982

At 11:00 A.M.

All of the real estate situate, lying and being on the northeast side of James Street, in Middletown Election District, Frederick County, Maryland, being shown and designated as Lot No. 9, on the Final Plat of Section IV, Block B, "Middletown Heights" Subdivision, prepared by J.F. Brown and Associates, Inc., P.L.S., dated August 22, 1977, and recorded among the Plat Records of Frederick County, Maryland, in Plat Book 17, page 61. The property is located west of Middletown along Old Hagerstown Road and is designated as No. 9 James Street.

Being part of the same real estate which was conveyed unto Jack A. Smith and Eugene M. Smith, as tenants in common, by a deed from Homes and Land Realty Corporation dated December 30, 1965, and recorded among the Land Records of Frederick County, Maryland, in Book 738, page 483.

And also being all and the same real estate which was conveyed unto Eugene M. Smith by a deed from Jack A. Smith, dated November 28, 1980, and recorded among the aforesaid Land Records in Book 1133, page 456.

Together with all the buildings and improvements thereon, and all rights, ways, roads, waters, privileges, appurtenances and advantages thereto belonging or in anywise appertaining.

IMPROVEMENTS

The improvements consist of a newly completed dwelling house with 1,396 square feet of living space, consisting of seven rooms including three bedrooms, living room, dining room, kitchen, large family room, two full baths and basement. The dwelling is a split level of frame construction with asphalt roof, drywall interior, all copper plumbing, fifty-two gallon electric water heater, electric baseboard heat and carpeting. The kitchen is equipped with a range and refrigerator.

The house is very well constructed and has never been occupied. It has Andersen storm windows throughout and is otherwise well insulated. The property warrants your inspection.

TERMS OF SALE

A deposit of Five Thousand Dollars in the form of a certified check, or a cashier's or treasurer's check of a recognized lending institution, payable to "Herbert L. Rollins, Assignee," will be required of the purchaser on the date of sale with the balance to be paid upon ratification of the sale by the Circuit Court for Frederick County, Maryland, with interest at the rate of fifteen percent to be paid on the unpaid balance from the date of auction to the date of settlement. State and County real estate taxes and any public charges will be adjusted to the date of final settlement. All conveyancing costs, including transfer taxes and revenue stamps, shall be paid by the purchaser. The Assignee reserves the right to withdraw the property from sale at any time. The sale will be upon personal inspection by the purchaser, no representations being made by the Assignee. Contact the Assignee for an inspection of the premises or further information regarding the property or the sale.

Interested parties who require financing are invited to contact Mr. Charles S. Martin, President of Myersville Savings Bank, prior to the sale to discuss possible financing.

**HERBERT L. ROLLINS,
ASSIGNEE
5 West Church Street
Frederick, Maryland 21701
301-662-8171**

**THOMAS G. CLAWSON and
ROLLINS, PRICE AND TISDALE
Attorneys
5 West Church Street
Frederick, Maryland 21701
301-662-8171
AUSTIN BOHN, Auctioneer**

ACKNOWLEDGMENT OF PURCHASE

I ~~(we)~~, the undersigned, hereby acknowledge to have purchased from Herbert L. Rollins, Assignee, the real estate described in the advertisement of sale as it appears on this page, at and for the sum of Forty Thousand

Dollars

(\$ 40,000.00), and agree to comply fully with all the terms and conditions of the sale as set forth in the attached advertisement of sale.

WITNESS my (our) hand and seal this 7th day of April, 1982.

Myersville Savings Bank [SEAL]

By Charles S. Martin, President [SEAL]

WITNESS:
Thomas G. Clawson

ACKNOWLEDGMENT OF SALE

I hereby acknowledge having sold the described property to the person(s) named above, and having received a deposit of Five Thousand

Dollars

(\$ 5,000.00).

Herbert L. Rollins [SEAL]
Herbert L. Rollins, Assignee

WITNESS:
Thomas G. Clawson

EXHIBIT 2

Filed April 12, 1982